



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Improvement Agreement for the Public Improvements of 200 West Lodi Avenue (APN 045-020-057); Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City; and Appropriate Funds for the Required Reimbursement

MEETING DATE: February 21, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the Improvement Agreement for the Public Improvements of 200 West Lodi Avenue (APN # 045-020-057), direct the City Manager and City Clerk to execute the Agreement on behalf of the City, and appropriate funds for the required reimbursement.

BACKGROUND INFORMATION: The project consists of public improvements required for the construction of a new McDonald's restaurant at the southwest corner of the Lodi Avenue/Church Street intersection (200 West Lodi Avenue), as shown on attached Exhibit A.

The public improvements include the installation of new driveways on Lodi Avenue and Church Street, street widening and traffic striping modifications on Lodi Avenue, and the removal of an existing 6-inch wastewater main and replacement with an 8-inch wastewater main extending from Church Street to Pleasant Avenue.

The existing wastewater main extends westerly from Church Street through a 20-foot public utility easement (PUE) on the project site and continues through the adjacent alley to Pleasant Avenue. The wastewater main serves the project site as well as adjacent properties. The site layout for the new McDonald's restaurant places the drive-thru aisle, menu/order boards and other appurtenances in the PUE and over the public wastewater main. Due to the shallow depth, size, and age of the existing wastewater main, replacement of the main on the project site prior to construction of the overlying improvements is required in order to allow encroachment of the new facilities on the PUE. In addition, in keeping with the City's on-going effort to improve service by bringing existing public services up to current standards whenever possible, staff has requested that the developer replace the balance of the existing wastewater main in the alley and install a manhole at the junction of the new wastewater main and an existing 4-inch wastewater line in Pleasant Avenue. The alley will also be repaved from Pleasant Avenue to the south project boundary as part of this work. Under the terms of the Improvement Agreement, the developer or developer's contractor is required to submit a work plan and construction schedule to the approval of the Public Works Department prior to the start of construction for the wastewater main, in order to minimize the disruption of service and inconvenience to the affected properties.

APPROVED:

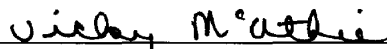
Randall A. Flynn for
H. Dixon Flynn -- City Manager

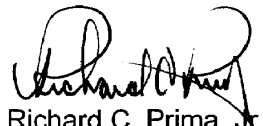
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Page 2

The replacement of the wastewater main and installation of the manhole in Pleasant Avenue will provide improved service to those parcels obtaining wastewater service from the existing main and eliminate a chronic maintenance problem with the existing 4-inch wastewater line in Pleasant Avenue. Under the terms of the Improvement Agreement, the developer is to be reimbursed for the cost of removal and replacement of the wastewater main in the alley right-of-way and the repaving of the alley plus 10% for engineering and administration in conformance with Lodi Municipal Code §16.40 Reimbursements for Construction. Removal and replacement of the wastewater main from Church Street to the alley right-of-way is the responsibility of the developer. Reimbursement will be made when the improvements are complete and accepted by the City. Staff requests that \$35,000 be appropriated for the reimbursement.

FUNDING: Miscellaneous System Relocation (171405) \$35,000

Funding Available:


Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pmf

Attachment

cc: Senior Civil Engineer Fujitani
Associate Traffic Engineer
Water/Wastewater Superintendent
McDonald's Corporation – Roseville
Mr. Craig Schrader
Ourada Engineering & Land Surveying



EXHIBIT A

